

LINKED MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CARLSBAD, NEW MEXICO, HELD IN THE JANELL WHITLOCK MUNICIPAL COMPLEX BUILDING ON FEBRUARY 2, 2026, AT 5:00 P.M.

Present:	James McCormick	Chairperson
	Trent Cornum	Commissioner
	Valerie Branson	Commissioner
	Linda Wilson	Commissioner
	Denise Madrid-Boyea	Commissioner
Absent:		
Also Present:	Jeff Patterson	Planning Director
	Trysha Ortiz	Deputy Planning Director
	Barbara Hodgson	City Attorney
	Ken Ahrens	Deputy City Manager
	Jalynn Dominguez	Open Meetings Act Manager
	Stephan Brown	Compliance Clerk
	Donald Cantrail	702 Elma Dr.
	Larry Gregory	208 N. Sixth St.
	Claudia Gomez	1604 E. Greene St.
	Jerimiah Norris	1500 Blodgett St.
	Renita Mckinley	Citizen
	Chance McMillian	Blodgett Street Baptist Church
	Edgar Gonzales	2813 San Jose Blvd.
	Richard Johnson	Citizen
	George Dunagan	Dunagan Associates
	Amanda Mashaw	Dunagan Associates

Time Stamps and headings below correspond to recording of meeting and the recording is hereby made a part of the official record.

0:00:00 **Call Meeting to Order**

0:01:12 **1. ROLL CALL AND DETERMINATION OF QUORUM**

Roll was called, determining the presence of a quorum.

0:01:44 **2. APPROVAL OF MEETING MINUTES – JANUARY 5, 2026**

0:01:55 **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Wilson to approve meeting minutes for – January 5, 2026.

0:01:59

VOTE

The vote was as follows: Yes - McCormick, Cornum, Wilson, Branson; No - None; Absent - None; Abstain - Madrid-Boyea; the motion carried

0:02:22

3. CONSIDER APPROVAL OF A VARIANCE FROM ORD. 56-90(B) TO ALLOW A ZERO-FOOT (0') REAR SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') REAR SETBACK & ZERO-FOOT (0') SIDE SETBACK INSTEAD OF THE REQUIRED TEN-FOOT (10') STREET SIDE SETBACK FOR THE PROPERTY LOCATED AT 702 ELMA DR., ZONED "R-1" RESIDENTIAL 1 DISTRICT

Mr. Patterson stated that this item is a request for a variance to allow a zero-foot rear setback instead of the required ten-foot rear setback and a zero-foot side setback instead of the required ten-foot street side setback for the property at 702 Elma Drive. He stated that the property is zoned "R-1" Residential District. He stated that based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked Donald Cantrail to explain what he intends to do with his property. **Mr. Cantrail** stated that he plans to place a garage in the back right corner of his property. **Chairman McCormick** asked if Mr. Cantrail had contacted the city to obtain a permit. **Mr. Cantrail** stated that he had contacted a contractor about building the garage and was informed that he would need to obtain City approval before proceeding.

Chairman McCormick asked if there is fencing on the property. **Mr. Cantrail** responded that there is a cinder block fence along the property line. He stated that he plans to build the garage two feet off the fence line. **Chairman McCormick** stated that the request is for a zero-foot rear setback, meaning the garage would have to be constructed directly on the property line and against the fence. **Mr. Cantrail** stated that he would prefer to build the garage with a two-foot rear setback instead of the requested zero-foot rear setback. **Chairman McCormick** asked what type of material the garage would be constructed from. **Mr. Cantrail** stated that he has not yet decided but would prefer either metal or cinder block construction.

Commissioner Cornum asked Mr. Cantrail if he had additional room to increase the rear setback, noting that a two-foot rear setback would provide very little space for future maintenance. **Mr. Cantrail** stated a two-foot rear setback would be preferable, but he would be willing to increase it to a two-and-a-half-foot rear setback if necessary.

Commissioner Wilson stated that since the garage would be located in the corner of the property, the rear setback should be at least five feet.

Commissioner Branson stated that a five-foot rear setback would be preferable.

0:10:56 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:19:03 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Corum to approve a variance with a five-foot rear setback and a two-foot side setback.

0:21:10 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson; No - Madrid-Boyea; Absent - None; the motion carried.

0:21:43 **4. CONSIDER APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A MULTI-FAMILY COMPLEX AT THE PROPERTY LOCATED AT 208 NORTH SIXTH STREET, A PROPERTY ZONED "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson stated that this item is a request for a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street. He noted that the property is zoned "C-2" Commercial 2 District. He explained that pursuant to Section 56-42 of the Zoning Ordinances, multi-family dwellings are permitted within this zoning district, if a Conditional Use Permit is obtained. **Mr. Patterson** stated that Conditional Use Permits are not transferable. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

0:26:59 **Chairman McCormick asked if anyone would like to speak regarding the item.**

Amanda Mashaw stated that in the event that the applicant did not get the zone change approved they would have the Conditional Use Permit to fall back on.

0:29:06 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Corum to approve a Conditional Use Permit to allow a multi-family complex at the property located at 208 North Sixth Street, a property zoned "C-2" Commercial 2 District

0:29:14 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson; No - Madrid-Boyea; Absent - None; the motion carried.

0:29:38 **5. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.23 ACRES LOCATED AT 208 N. SIXTH ST, LEGALLY DESCRIBED AS BEGINNING AT SW CORNER OF NW/4 SAID SECTION 1; NORTH 370 FEET TO THE POINT OF BEGINNING; NORTH 176.60 FEET, THENCE EAST 302.57 FEET, THENCE SOUTH 178 FEET; THENCE WEST 302.57 FEET TO THE POINT OF**

BEGINNING, ALSO KNOWN AS TRACT 43 IN NW/4 SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPTING THE NORTH 78.44 FEET THEREOF, FROM "C-2" COMMERCIAL 2 DISTRICT TO "R-2" RESIDENTIAL 2 DISTRICT

Mr. Patterson stated that this item is a request for a zone change from "C-2" Commercial 2 District to "R-2" Residential 2 District for the property located at 208 North Sixth Street. He noted that the properties to the north, south, and east are all zoned "C-2" Commercial 2 District, and the properties west and partially to the east are zoned "R-1" Residential 1 District. He explained that changing the zoning to "R-2" Residential 2 District at this location would create a spot zone but it would not be out of place. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:31:43 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:32:46 **MOTION**

The motion was made by Commissioner Madrid-Boyea and seconded by Commissioner Branson to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.23 acres located at 208 N. Sixth St, legally described as Beginning at SW corner of NW/4 said Section 1; North 370 feet to the point of beginning; North 176.60 feet, THENCE East 302.57 feet, THENCE South 178 feet; THENCE West 302.57 feet to the Point of beginning, also known as Tract 43 in NW/4 Section 1, Township 22 South, Range 26 East, EXCEPTING the North 78.44 feet thereof, from "C-2" Commercial 2 District to "R-2" Residential 2 District

0:32:59 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

0:33:23 **6. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.67 ACRES LOCATED AT 328 FARRIS ST., LEGALLY DESCRIBED AS TRACT 17, IN THE SW/4 OF SECTION 20, TOWNSHIP 22S, RANGE 27E, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

Mr. Patterson asked that this item be removed from the agenda due to the applicant not meeting the public posting deadline. **Chairman McCormick** removed this item from the agenda all other agenda items will retain their number.

0:35:00 **7. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.43 ACRES LOCATED AT 606 & 608 W. PIERCE ST., LEGALLY DESCRIBED AS LOTS 12 & 14, BLOCK 181 WESTFALL SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson explained that this item is a request for a zone change for approximately 0.43 acres located at 606 and 608 West Pierce Street. He stated that the requested zone change would be from "R-2" Residential 2 District to "C-2" Commercial 2 District. He noted that the surrounding properties on the block are zoned both "R-2" Residential 2 District and "C-2" Commercial 2 District. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

0:37:40 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:38:41 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Wilson to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.43 acres located at 606 & 608 W. Pierce St., legally described as Lots 12 & 14, Block 181 Westfall Subdivision, from "R-2" Residential 2 District to "C-2" Commercial 2 District

0:39:14 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

0:39:36 **8. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 4.97 ACRES LOCATED AT 1604 E. GREENE ST, LEGALLY DESCRIBED AS TRACT 5, INDUSTRIAL PARK SECOND AMENDMENT SUBDIVISION, FROM "I" INDUSTRIAL DISTRICT TO "C-2" COMMERCIAL 2 DISTRICT**

Mr. Patterson stated that this request is for a zone change from "I" Industrial District to "C-2" Commercial 2 District for the property located at 1604 East Greene Street. He noted that the surrounding properties are all zoned "I" Industrial District, which would create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked why the Planning and Zoning Department recommended denial of the request. **Mr. Patterson** stated that due to the vagueness regarding what would be built on the property, the Planning and Zoning Department did not understand why a zone change would be necessary.

Chairman McCormick asked Claudia Gomez to explain what she intends to build on the property. **Ms. Gomez** stated that the trucking company she owns is bringing in out-of-state truckers. She explained that one of the requirements for this is a man camp. She stated that she is seeking to construct a man camp and a common room.

Mr. Patterson stated that the Temporary Use section is permitted only on land currently zoned, as "C-2" Commercial 2 District, "R-R" Rural Residential District, or "I"

Industrial District, except in the area that constitutes the Carlsbad Airport Industrial Park.

Chairman McCormick asked Mr. Patterson if the proposed use of the property would be compatible with the current zoning. **Mr. Patterson** stated that if the intended use of the property is for a temporary man camp or an RV park, it would be permitted under the current zoning.

Chairman McCormick stated that with so many unknowns regarding this request, additional information may need to be obtained before a zone change is considered. **Mr. Patterson** stated that if the applicant intends to use the property for employee housing, a zone change would be necessary. He further noted that even if the property is changed to "C-2" Commercial 2 District, a Conditional Use Permit would still be required to establish employee housing within that zoning district.

0:54:44 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

0:55:12 **MOTION**

The motion was made by Commissioner Cornum and seconded by Commissioner Madrid-Boyea to deny a recommendation to City Council regarding a request to change the zoning to approximately 4.97 acres located at 1604 E. Greene St, legally described as Tract 5, Industrial Park Second Amendment Subdivision, from "I" Industrial District to "C-2" Commercial 2 District

0:55:28 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Madrid-Boyea; No - Wilson; Absent - None; the motion carried.

0:56:56 **9. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 0.30 ACRES LOCATED NORTH OF 2813 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOTS 25 & 27, BLOCK 31, NEW SAN JOSE FIRST ADDITION SUBDIVISION, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT**

Mr. Patterson stated that this request is for a zone change from "R-1" Residential 1 District to "C-1" Commercial 1 District for the property located north of 2813 San Jose Boulevard. He noted that the properties to the north and south are zoned "R-1" Residential 1 District, the properties to the west are zoned "R-2" Residential 2 District, and the properties to the east are zoned "C-1" Commercial 1 District. He stated that this proposed change would not create a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends denial of this request.

Chairman McCormick asked Edgar Gonzales to explain the intended use of the property. **Mr. Gonzales** stated that he would like to establish a small business on the site, along with a smaller building to be used as a conference and training room. **Chairman McCormick** asked Mr. Patterson about the sewer service to the property and why the Utility Department listed it as inadequate for commercial use. **Mr. Patterson** stated that he believes there is sewer adjacent to the property, but that the existing sewer line could be undersized for a commercial development. He noted that if the applicant intended to establish a restaurant on the site, the sewer would be considered insufficient.

Commissioner Madrid-Boyea asked Mr. Patterson why the proposed zone change would not be considered a spot zone, given that the only other property zoned "C-1" Commercial 1 District is located across the street from the subject property. **Mr. Patterson** stated that the Planning and Zoning Department does not consider this a spot zone because the subject property is adjacent to another "C-1" Commercial 1 District property.

Commissioner Madrid-Boyea asked Mr. Gonzales if the property has any existing structures. **Mr. Gonzales** stated that it does not.

Mr. Gonzales stated that she is the previous owner of the property. **Commissioner Cornum** asked about the intended use of the property. **Mr. Gonzales** stated that he would like to construct small buildings on the site one to be used as a conference and training room, and another for his wife to operate a small business.

1:01:02 **Chairman McCormick** asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.

1:06:35 **MOTION**

The motion was made by Commissioner Branson and seconded by Commissioner Cornum to approve a recommendation to City Council regarding a request to change the zoning to approximately 0.30 acres located north of 2813 San Jose Blvd., legally described as Lots 25 & 27, Block 31, New San Jose First Addition Subdivision, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:06:44 **VOTE**

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:07:26 **10. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 2.09 ACRES LOCATED WEST OF 1500 BLODGETT ST., LEGALLY DESCRIBED AS**

LOT 6, LAMONT ADDITION UNIT 2, REPLAT NO. 1 SUBDIVISION, FROM "R-2" RESIDENTIAL 2 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT

Mr. Patterson stated that this item is a request for a zone change for approximately 2.09 acres located west of 1500 Blodgett Street. He explained that the request is to change the zoning from "R-2" Residential 2 District to "C-1" Commercial 1 District. He noted that the surrounding properties to the north and south are zoned "R-2" Residential 2 District, while the properties to the north, south, west, and east are zoned "R-1" Residential 1 District. He stated that this proposed change would result in a spot zone. He said based on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

Chairman McCormick asked Jeremiah Norris to explain the intended use of the property. **Mr. Norris** stated that he manages the North Brook Apartments, which currently do not have a laundromat. He explained that the property would be suitable for a laundromat serving both the apartment residents and the general public. He noted that while the property would not necessarily require "C-1" Commercial 1 District zoning, that zoning would be preferable to the current classification. **Mr. Norris** also mentioned that the church is opposed to the property being rezoned to "C-1" Commercial 1 District.

Commissioner Cornum asked if an apartment is constructed if it would still be possible to include the laundromat. **Mr. Norris** stated that since the units would be updated each would have its own laundry facilities. He noted that due to the expenses associated with separate laundry facilities, it is unlikely that a standalone laundry facility would be included. **Commissioner Cornum** said with zone changes like this the intended use proposed by the applicant does not always reflect what is ultimately built.

1:17:33 **Chairman McCormick asked if anyone would like to speak regarding the item.**

Renita McKinley stated that she is concerned about potential traffic increases if a commercial building is introduced to the neighborhood.

Chance McMillian, representing Blodgett Street Baptist Church, stated that he spoke with Mr. Norris and that the church supports the proposed housing development. He noted that in a commercial zone there is always the possibility that a business could be established that does not align with the church's values or ideals, particularly given the proximity to their property.

1:20:35 **MOTION**

The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to deny a recommendation to City Council regarding a request to change the zoning to approximately 2.09 acres located west of 1500 Blodgett St., legally described as Lot 6, Lamont Addition Unit 2, Replat NO. 1 Subdivision, from "R-2" Residential 2 District to "C-1" Commercial 1 District

1:20:45

VOTE

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:21:46

11. CONSIDER A RECOMMENDATION TO CITY COUNCIL REGARDING A REQUEST TO CHANGE THE ZONING TO APPROXIMATELY 1.435 ACRES LOCATED AT 2814 SAN JOSE BLVD., LEGALLY DESCRIBED AS LOT 15A, SOUTHRIDGE SUBDIVISION REPLAT OF LOTS 15, 16, 17 & 18, BLOCK 6, FROM "R-1" RESIDENTIAL 1 DISTRICT TO "C-1" COMMERCIAL 1 DISTRICT

Mr. Patterson stated that this item is a request to change the zoning of approximately 1.435 acres at 2814 San Jose Boulevard from "R-1" Residential 1 District to "C-1" Commercial 1 District. He noted that this property is the location of the former San Jose Senior Recreation Center. He explained that the City's plan is to build a small storage facility and offices for facility maintenance, and that a zone change is required to comply with City ordinances. **Mr. Patterson** stated that the surrounding properties to the east, west, and south are zoned "R-1" Residential 1 District, while the property to the north is zoned "C-1" Commercial 1 District. He noted that this zone change would not result in a spot zone. He said on an internal review with City staff, the Planning and Zoning Department recommends approval of this request.

1:24:14

Chairman McCormick asked if anyone would like to speak regarding the item.

Richard Johnson stated that he lives just north of the property and asked what the traffic impact would be with the new facility for facility maintenance. **Mr. Patterson** stated that traffic should be minimal as the building will be small and will house only a few offices for facility maintenance.

1:26:20

MOTION

The motion was made by Commissioner Branson and seconded by Commissioner Madrid-Boyea to approve a recommendation to City Council regarding a request to change the zoning to approximately 1.435 acres located at 2814 San Jose Blvd., legally described as Lot 15A, Southridge Subdivision Replat of Lots 15, 16, 17 & 18, Block 6, from "R-1" Residential 1 District to "C-1" Commercial 1 District

1:26:29

VOTE

The vote was as follows: Yes - McCormick, Cornum, Branson, Wilson, Madrid-Boyea; No - None; Absent - None; the motion carried.

1:26:49

12. CONSIDER APPROVAL OF THE BRANSON INDUSTRIAL SUBDIVISION, LOT 1, PHASE 1 FINAL PLAT, CREATING 1 NEW LOT LOCATED ALONG THE SOUTH SIDE OF DERRICK RD., ZONED "I" INDUSTRIAL DISTRICT

Commissioner Branson recused herself from this agenda item.

Mr. Patterson stated that this item is a request to approve the final plat for Phase 1 of the Branson Industrial Subdivision. He stated that the applicant has provided a letter of credit from Carlsbad National Bank in the amount of \$995,930.75 to cover the completion of Phase 1. **Mr. Patterson** explained that the financial guarantee, along with the cost estimate and the funds set aside, should be sufficient to cover the cost of the public infrastructure to be installed for Phase 1.

Chairman McCormick asked Mr. George Dunagan if there was anything else he would like to add. **Mr. Dunagan** said that the plans are currently being modified and will be presented to the City Council once finalized.

1:30:31 **Chairman McCormick asked if anyone would like to speak regarding the item. No one appeared and the Chairman declared the public hearing closed and reconvened the Planning and Zoning Commission into regular session.**

1:30:43 **MOTION**
The motion was made by Commissioner Wilson and seconded by Commissioner Cornum to approve the Branson Industrial Subdivision, Lot 1, Phase 1 final plat, creating 1 new lot located along the south side of Derrick Rd., zoned "I" Industrial District

1:31:42 **VOTE**
The vote was as follows: Yes - McCormick, Cornum, Wilson, Madrid-Boyea; No - None; Absent - None; Recused - Branson; the motion carried.

1:32:05 **13. REPORT OF SUMMARY REVIEW SUBDIVISIONS**
None to report.

1:32:34 **ADJOURNED**
With no further business to discuss, Chairman McCormick declared the meeting adjourned at 6:31 PM.

James McCormick, Chairperson

Date